

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

207

June 18, 2007

**CALL TO ORDER**

The regular monthly Council meeting of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, June 18, 2007 at 7:00 p.m. The meeting was held in the Council Room of City Hall, 11 LaFayette Street, St. Marys. Notice of this meeting was also sent to Council on June 14, 2007, posted at City Hall, and published in the Daily Press.

**ROLL CALL**

Present: Mayor Sally Geyer, Dennis Nero, Thomas Farley, Steven Skok, Mark Kopp, Sean Gabler, Richard Dornisch, City Manager David Greene, and Solicitor Stephen French

**VISITORS**

Visitors included: Kathy Clausen, Richard Clausen, Anne McDonough, Jim Aloï, Gary Ginther, Shirley R. Martin, Mike Murgash, Tom Herzing, Nancy Werneth, Lois M. Smith, David J. Brown, Andy Fledderman, Katie Weidenboerner, Jane Sorg, David Busch, Mary Busch, Kurt Nesbitt, Donald L. Pfeufer, Matthew Pfeufer, Jeff Bonifay, Tanya Bonifay, Sally Smith, Bill Smith, Tina Gnan, Warren Stewart, Richard Sadley, Dave Foote, Amy Foote, Michael Smith, Randy Geci and Nick Thompson

**APPROVAL OF MINUTES**  
June 4, 2007

Dennis Nero made a motion to approve the minutes of June 4, 2007, seconded by Mark Kopp, and all were in favor, except Sean Gabler who abstained.

Dennis Nero noted that his comments at the June 4th meeting were not recorded. The Manager reminded him that the electric cord on the tape recorder fell out and thus a portion of the tape did not record.

**REPORT ON EXECUTIVE SESSION**

Mayor Geyer stated an Executive Session was held prior to this meeting regarding legal issues. No decisions were made.

**CITIZEN COMMENTS ON AGENDA TOPICS**

There were no citizen comments on agenda topics.

**Airport Authority Luncheon**

Manager Greene noted that an Airport Authority invitation to attend an "Aviation Information luncheon" on July 25th did not state the time or location. The luncheon will be held at 12:00 noon at the St. Marys Country Club.

**MANAGER'S REPORT**

Manager Greene presented the following report:

- Attended the North Central Transportation meeting in Ridgway May 21, 2007.
- Met with John Samick in reference to the LERTA Ordinance for the County, School, and the City.

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- On May 24, 2007, met with Alison Schmidt, Chris Mong, Aldona Kartore, and Jack Machek from DCED to discuss and tour the Impact St. Marys Project.
- Attended the Redevelopment Authority meeting at the Pines on May 24, 2007.
- Met with Tom Kidd from the Governor's Action Team.
- Met with John Garmone from Lee-Simpson and Associates to discuss the John Grotzinger Road.
- Attended the Planning Commission meeting held on June 5, 2007.
- On June 7, the Police Chief and I attended a meeting with the Hometown Committee to review the parking lot layout for the festival.
- On June 11, attended a meeting with ATA Officials in Johnsonburg to discuss plans for the Inter-Modal bus terminal.

## APPROVAL OF EXPENDITURES

Richard Dornisch made a motion to approve the Expenditures Report for the period May 17, 2007 thru June 15, 2007. The motion was seconded by Sean Gabler.

Dennis Nero questioned the amount listed on the report under Fastenal Company showing the purchase of a drill and sawzall. He asked if the City has a tool inventory. If not, there should be one prepared so we are not duplicating purchases.

Motion passed

All were in favor to approve the Expenditures Report.

## TREASURER'S REPORT

Mayor Geyer presented the Treasurer's Report as of May 31, 2007. Total revenue collected for the General Fund was \$3.2 million or 58.54% of the budget. The tax revenue collected as of May 31, 2007 was \$2.9 million or 75% of the budget. Total expenditures for the General Fund was \$1,756,922.40 being 32.11% of the budget. Last year's expenditures, at this time, were 30.24% of the budget. The pension plans' market values continue to climb.

**LEGISLATIVE ACTION**  
Award of Bid  
re: Christian Food  
Bank Expansion  
Project

Tina Gnan, Community and Economic Development Coordinator, noted four bids for the Christian Food Bank Expansion Project were opened during a public meeting held on May 31, 2007 at 10:00 a.m.

Mayor Geyer read the following bid tabulation:

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	<u>Addendum #1</u>	<u>Deduct #1</u>
WES Contracting.....	\$23,347.00	\$750.00
Anthony Builders.....	\$34,136.50	0
Wehler Construction..	\$26,977.36	0
Daghir Construction..	\$28,261.00	0

City Engineer recommended that the bid for the Christian Food Bank Expansion Project be awarded to WES Contracting in the amount of \$23,347.00. This project will be funded through the Community Development Block Grant Program.

Sean Gabler made a motion to award the bid to WES Contracting in the amount of \$23,347.00, seconded by Steven Skok, and all were in favor.

**Consider for Adoption**  
Ordinance No. 233 re:  
LERTA Ordinance

Ordinance No. 233 was presented establishing a program for real property tax exemptions for improvements to industrial, commercial, and other business property within designated deteriorated areas in the City (LERTA).

Manager Greene explained that the City currently has LERTA Ordinance No. 35 in place which will be repealed by the proposed new Ordinance No. 233. The new proposed ordinance has also been changed to use the same format as the county and school.

Richard Dornisch made a motion to adopt Ordinance No. 233. The motion was seconded by Mark Kopp.

Dennis Nero asked the Manager if he was going to schedule a meeting with the county and the school district on Mr. Farley's recommendation to change the percentages. A meeting will be scheduled.

Sean Gabler noted the exemptions are for improvements only and not for the land.

Motion passed

All were in favor to adopt Ordinance No. 233.

**Subdivision Applications**  
City of St. Marys,  
Environmental Drive

A Subdivision Application was submitted for the City of St. Marys on Environmental Drive. Matt Pfeufer stated this is the final subdivision of Lot 5.1A creating two lots. The application subdivides a 1.11 acre lot from a 5.47 parcel for the purpose of creating a new access road with a cul-de-sac to the parent parcel and other parcels to the south. No new building lots are proposed.

Manager Greene explained that Environmental Drive is right beside Quala-Die and behind them, the City



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purchased 5.4 acres from Burkett Environmental to relocate Industrial Steel & Pipe Supply. The City is retaining 1.1 acres to build an industrial access road. The City is applying for an IDP grant to build the access road which will be used by Industrial Steel & Pipe Supply, Quala-Die, Eagle Express, and Burkett Environmental.

Thomas Farley made a motion to approve the City's Subdivision Application, seconded by Sean Gabler, and all were in favor.

Gary Ginther  
1800A Bucktail Road

A Subdivision Application was submitted for Gary Ginther, 1800A Bucktail Road. This application subdivides a 1,091 acre lot from a 76.913 acre parcel for the purpose of a property addition to a neighboring parcel. The newly created lot will be consolidated with the existing parcel. No new building lots will be created and no waivers are required.

The St. Marys Planning Commission made the following comments: the tax map number for the Frank and Constance Ginther property should be 02-14-009-9544; the western-most parcel line of the residual north of S.R. 120 has two different bearings listed on the plat; and the applicant's last name is misspelled on the deed descriptions.

Matthew Pfeufer stated the tax map number was a typo, the engineer stated the difference in the bearings is within the subdivisions requirements, and the misspelled name on the deed was also a typo.

Thomas Farley made a motion to approve the Gary Ginther subdivision, seconded by Dennis Nero, and all were in favor.

**TOPIC FOR DISCUSSION**  
Zoning Map Changes re:  
S. St. Marys St. area

The proposed Commercial Highway would begin at the northwest border of the present highway commercial zone located at the northwest corner of the Erich Bros parcel, proceeding north along the centerline of Rock Street to the present central business district border, then proceeding east along the central business border to the centerline of S. St. Marys Street, then north along the centerline to the present border of the central business district, then east along the border of the central business district to the centerline of Chestnut St., then south along the centerline of Chestnut St. to the intersection of

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Vine Rd, then west along the centerline of Vine Rd. to the centerline of S. St. Marys St., then south along the centerline of S. St. Marys St. to the present commercial highway border, then west along the present commercial highway border to the place of beginning.

Citizen Comments

David Busch, Rock Street, read a portion of an article that appeared in the Daily Press regarding a meeting of the St. Marys Area School District Board of Directors whereby they unanimously approved a resolution opposing the rezoning of the S. St. Marys Street area to "Commercial".

David Busch stated there are 219 residential homes in the area that would be affected by changing the zone, such as; S. St. Marys Street (74), Chestnut St. (73), Patterson Street (9), E. Arch Street (7), Rock Street (25), Berwind Street (14), W. Arch Street (9), and Race Street (8). Mr. Busch also opposed the rezoning of the S. St. Marys St. area.

David Brown, Donald Pfeufer, Anne McDonough, and Nancy Werneth all expressed their opposition to changing the S. St. Marys Street area to "Commercial".

Mike Murgash was in favor of changing the zoning of the S. St. Marys Street area to "Commercial".

Motion passed by  
Majority Vote

Mayor Sally Geyer made a motion to reject the zoning map changes to make the S. St. Marys St. area a commercial highway, seconded by Dennis Nero, and all were in favor, except Thomas Farley and Richard Dornisch who opposed. The motion passed by majority vote.

CITIZEN COMMENTS  
ON NON-AGENDA TOPICS

Warren Stewart stated the new traffic lights and crosswalks in the downtown area are an improvement.

COUNCIL COMMENTS

Sean Gabler stated a citizen complained about Sugar Hill Road being dusty. The road was graded several weeks ago and nothing has been done to the road since. He questioned what the City's plans are? Mr. Gabler felt dirt roads should only be graded the day before tarring and chipping.

Manager Greene stated the tar and chip program will begin shortly and in the meantime, ultra-bond will be applied to keep the dust down on both Sugar Hill and Muenster Roads.

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Dennis Nero questioned the status of the painting of the crosswalks. The contractor has completed their portion and the City Crew is now working on the other crosswalks.

Steven Skok asked if stop-bars would be placed at the intersection of Bruxelles Street in the middle lane for traffic going straight through to Chestnut Street.

Manager Greene stated the stop-bars are painted on South Michael Road and Chestnut Street but also felt another should be painted on Bruxelles Street. He stated PennDOT is going to resurface South Michael Street and when the stop-bars are painted back on, maybe the City could get PennDOT to make a modification.

Thomas Farley questioned a memo received from Mike Mullaney regarding the parking meters along Erie Avenue.

Manager Greene noted Erie Avenue is going to be resurfaced and some of the merchants are requesting more parking along the avenue. The parking stalls could be increased by shortening the size of each stall. This suggestion needs more study before it is presented to Council for their approval.

Sean Gabler was concerned about the added expense of moving the parking meters.

Richard Dornisch wondered if after all the expense on maintaining parking meters, meter attendants, etc. is the City really ahead financially.

The Manager stated all on-street parking meters, permit parking, and parking meters in the lots do cover the City's expenses including the debt service for the Municipal Parking Lot.

Mayor Geyer asked if the City has a projected date for the opening of Sheetz. It was noted Thursday, June 28th.

**ANNOUNCEMENT**

Mayor Geyer made the following announcement:

- Next Council meeting will be held on Monday, July 2, 2007 at 7:00 p.m.

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ADJOURNMENT

Dennis Nero made a motion to adjourn the meeting.

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Mayor

Shirley Dicklas  
Recording Secretary